

Drainage Maintenance and Management Plan

Application Reference: PL/2026/01199

Site- Land South of Tudor Cottage, Park Lane, Cherhill

Purpose

This document sets out the proposed inspection and maintenance schedule for the surface water and foul drainage systems serving the proposed dwelling. The objective is to ensure that all drainage infrastructure remains operational, effective and free from obstruction throughout the lifetime of the development.

The drainage components referred to within this document are illustrated on the accompanying Drainage Site Plan, with further details provided within the supporting Drainage Strategy and Soakaway Design Statement, where applicable.

Drainage System Components

The proposed drainage system comprises:

- Direct Pumped Rainwater harvesting tank (5000 litre capacity)
- Roof drainage pipework and gutters
- ACO surface water drainage channels
- French drains serving the ACO driveway and hardstanding areas
- Surface water pipework
- Infiltration soakaway system
- Associated inspection chambers and access points
- Package treatment plant
- Foul drainage pipework
- Drainage field

Ownership and Responsibility

The drainage system shall remain in private ownership and be the responsibility of the property owner.

The property owner shall be responsible for routine inspection, maintenance and repair of all drainage infrastructure within the site boundary.

Inspection and Maintenance Schedule

Gutters and Downpipes

Inspection Frequency

Twice annually (Spring and Autumn) and following significant storm events.

Maintenance

- Remove leaves, moss and debris.
- Check running outlet filters and hedgehog gutter brushes.
- Check for blockages and damage.
- Repair or replace defective components where required.

Rainwater Harvesting System

Inspection Frequency

Every six months.

Maintenance

- Inspect filters and clean where required.
- Check tank inlets and outlets.
- Inspect pumps and associated equipment.
- Remove accumulated sediment where necessary.

ACO Drainage Channels

Inspection Frequency

Every six months and following significant rainfall events.

Maintenance

- Remove leaves, silt and debris.
- Check grating condition.
- Inspect and clean Clear Act filters where installed.
- Ensure unrestricted flow to downstream drainage components.

French Drains

Inspection Frequency

Annually.

Maintenance

- Visually inspect for signs of blockage, standing water or settlement.
- Remove accumulated debris where accessible.
- Repair localised defects where identified.

Inspection Chambers and Pipework

Inspection Frequency

Annually.

Maintenance

- Inspect for sediment build-up.
- Remove obstructions where required.
- Check pipe connections remain secure and operational.

Infiltration Soakaway

Inspection Frequency

Annually and following prolonged rainfall events.

Maintenance

- Lift inspection chamber lid and check internal cages for debris or blockage.
- Inspect for evidence of ponding or prolonged standing water.
- Check for signs of settlement above the soakaway location.
- Remove sediment from upstream inspection chambers where necessary.
- Undertake remedial works should performance reduce significantly over time.

Package Treatment Plant

Inspection Frequency

Every six months, with servicing undertaken in accordance with the manufacturer's recommendations.

Maintenance

- Inspect the treatment plant, inlet and outlet connections.
- Check alarms and mechanical components where fitted.
- Arrange routine servicing by a suitably qualified contractor.
- De-sludge the unit at intervals recommended by the manufacturer or sooner if required.

Drainage Field

Inspection Frequency

Annually.

Maintenance

- Inspect for evidence of ponding or prolonged saturation.
- Check for signs of settlement or damage.
- Ensure the drainage field remains free from deep-rooting vegetation and heavy vehicle loading.
- Undertake remedial works if any reduction in performance is identified.

Exceedance During Severe Rainfall

In the unlikely event that the drainage system exceeds its design capacity, surface water will be directed away from the proposed dwelling and will naturally discharge towards the surrounding landscaped areas within the site, in accordance with the drainage layout shown on the accompanying Drainage Site Plan. This will minimise the risk of flooding to the proposed building.

Record Keeping

A simple maintenance log shall be retained by the property owner recording inspection dates, maintenance undertaken and any repairs completed.

Conclusion

The proposed maintenance schedule is considered proportionate to the scale of development and will ensure that both the surface water and foul drainage systems remain operational and effective throughout the lifetime of the dwelling.

Robert Willis
(Applicant)